

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, April 13, 2010 at Westfield City Hall. Members present included Dan Degnan, Randy Graham, Bill Sanders, Craig Wood, and Martin Raines. Also present were Ryan Schafer, Planner; Jennifer Miller, Senior Planner; Matthew Skelton, Director; and City Attorney, Brian Zaiger.

APPROVAL OF MINUTES

Raines moved to approve the March 9 minutes as presented.

Graham seconded, and the motion passed by voice vote.

Miller reviewed the Public Hearing Rules and Procedures.

NEW BUSINESS

1004-VS-02

PUBLIC HEARING

17944 Grassy Branch Road; City of Westfield

The Appellant is requesting Variances of Standard from the Westfield-Washington Zoning Ordinance for property located in the SF-2 District. The requested variances are as follows:

1. **16.04.030 D4, Bullet 2;** Reduction of minimum lot size from 3 acres to 1.5 acres;
2. **16.04.030 D6, Bullet 1;** Reduction of front yard setback from 100 feet to 20 feet;
3. **16.04.030 D6, Bullet 3;** Reduction of rear yard setback from 30 feet to 22 feet;
4. **16.04.165 D1e(1);** To allow overhead bay doors to face a public street;
5. **16.06.050 B2;** Reduction of road frontage planting requirements from 8 shade trees to 3 shade trees; and,
6. **16.06.060;** Reduction of eastern buffer yard requirements by reducing the buffer yard from 40 feet to 20 feet, and by reducing the planting requirements from 11 evergreen trees to 0 evergreen trees and 54 evergreen shrubs to 35 evergreen shrubs.

Skelton reviewed the petition, which is several development variances including lot size, front yard and rear yard setback, overhead bay door orientation, road frontage plantings, and buffer yard requirements. He further stated that the City was granted a piece of property by the school system in order to use the property for this intended purpose and these are the standards which do not work at this location. He stated this is a permitted use at this location. Skelton then introduced Chief Todd Burtron to address the public safety project.

Chief Burtron addressed the Board regarding Fire Station #83 which is the first expansion of City fire services since 1982. He further stated the reason for this station is to meet national

standards of the National Fire Protection Association 17-10. He further stated this building will house up to eight firefighters. Initially be equipped with an engine with a paramedic staffed on it. The area the station will serve is from 161st Street to the South to the township line to the east to approximately Union Street on the west and to the township line to the north.

Wood asked if construction of the fire station is contingent upon these variances being passed.

Skelton responded that the station cannot be constructed on the property without these variances or without some specialized rezoning.

Wood asked what the projected date of construction is.

Burtron responded the time line is for the station to be occupied in June to August of 2011 with ground breaking to be some time around June of 2010.

Wood referred to the bay doors facing Grassy Branch Road, and asked how much difference is the response of direct access versus turning a quarter of a turn one way or the other.

Burtron responded this was not reviewed, but the current design of opening up to the street was reviewed.

Sanders asked if there would only be one truck at first and if the building is expandable at a future date.

Burtron responded initially there will only be one truck and there are design elements in the building for expansion, but it is not believed this will be necessary.

Sanders asked what the anticipated number of runs per day is.

Burtron responded that he cannot answer that question at this time, but what is occurring is the dispatch center has created a response boundary for Station 83 so the computer system thinks that station is there and the numbers are being tracked geographically.

A Public Hearing opened at 7:21 p.m.

The Public Hearing closed at 7:22 p.m.

Wood read a letter from Mr. Jeff Burton addressed to Ryan Schafer expressing concern about the station being built close to his home and the possibility of property values going down.

Discussion followed regarding the number of shrubs which will be a condition of approval.

Graham moved to approve 1004-VS-02 with the following condition:

- Evergreen shrubs to be increased back to 54 at the eastern buffer yard.

Wood seconded, and the motion passed 5-0.

1 Raines moved to adopt staff's finding of fact.

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3 Degnan seconded, and the motion passed by voice vote.

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5 The meeting adjourned at 7:25 p.m.

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10 _____
Chairman

Secretary

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